

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

487 Middleborough Road, Box Hill North Vic 3129

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$1,150,000

&

\$1,200,000

Median sale price

Median price \$1,405,000

Property Type House

Suburb Box Hill North

Period - From 01/07/2025

to

30/09/2025

Source REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	145 Surrey Rd BLACKBURN 3130	\$1,250,000	18/11/2025
2	933 Station St BOX HILL NORTH 3129	\$1,180,000	15/07/2025
3	55 Surrey Rd BLACKBURN NORTH 3130	\$1,170,000	21/06/2025

OR

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

22/11/2025 17:56



2 1 2

Property Type: House
Land Size: 739 sqm approx
Agent Comments

Indicative Selling Price
\$1,150,000 - \$1,200,000
Median House Price
September quarter 2025: \$1,405,000

Comparable Properties



145 Surrey Rd BLACKBURN 3130 (REI)

Agent Comments

3 1 4

Price: \$1,250,000
Method: Private Sale
Date: 18/11/2025
Property Type: House
Land Size: 629 sqm approx



933 Station St BOX HILL NORTH 3129 (REI/VG)

Agent Comments

3 1 1

Price: \$1,180,000
Method: Private Sale
Date: 15/07/2025
Property Type: House
Land Size: 648 sqm approx



55 Surrey Rd BLACKBURN NORTH 3130 (VG)

Agent Comments

3 - -

Price: \$1,170,000
Method: Sale
Date: 21/06/2025
Property Type: House (Res)
Land Size: 766 sqm approx